

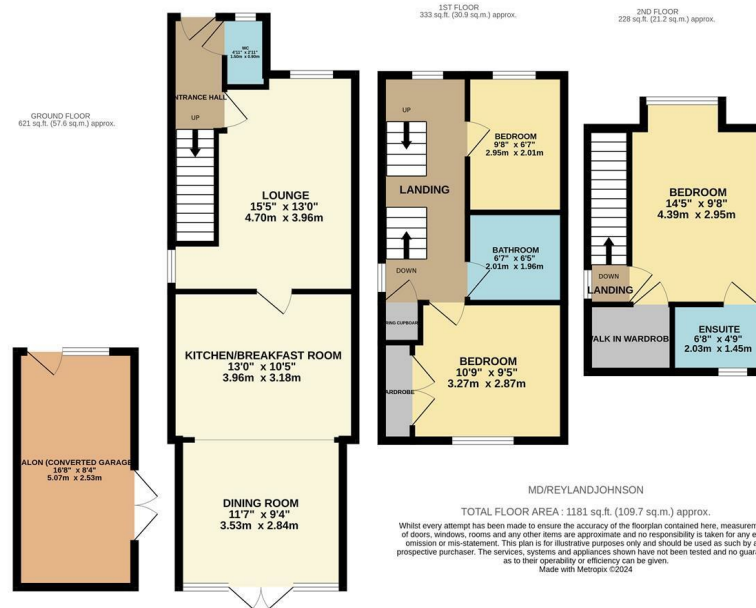


Malkin Drive, Harlow, CM17 9HL
£435,000

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This immaculately presented three bedroom semi detached family home includes a driveway and is located in the popular turning of Malkin Drive, Church Langley. On the ground floor there is a bright lounge, a large open plan kitchen and dining room, with a range of fitted wall and base units, with integrated appliances and a breakfast bar and a cloakroom/WC. On the first floor are two bedrooms and a family bathroom with a modern white three piece suite, whilst on the top floor is the master bedroom with a stunning en-suite shower room and dressing room. Outside the rear garden is mainly laid to artificial lawn with rear access and french doors into the garage, which has been converted into a salon (with access to the front). Malkin Drive is located at the top of Church Langley and is within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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